

# SCHEDULE

# A

This forms part of application

# Z19-0071

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## CITY OF KELOWNA

# MEMORANDUM

**Date:** October 31, 2019 (Revised)  
**File No.:** Z19-0071  
**To:** Community Planning (AT)  
**From:** Development Engineering Manager (JK)  
**Subject:** 1095 Ellis Street 5 Lots from I4 – C7

Development Engineering has the following comments and requirements associated with this application.

### 1. General

Road frontage improvements are triggered by this rezoning application. However, Development Engineering will defer the requirements to redevelopment of the site as triggered by a development permit application or building permit application proposing an increase in floor area.

Required road frontage improvements will be determined according to the requirements in the Subdivision, Development & Servicing Bylaw at the time a development permit application or building permit application is received proposing an increase in floor area.

The consolidation of the lots and required road dedications will also be deferred until such time as a development permit application or building permit application is received proposing an increase in floor area.

### 2. Water

- (a) The property is located within the City of Kelowna service area. The existing lots are serviced with a 19mm diameter water service. Only one service will be permitted to the site or per property. The applicant, at his cost, will arrange for the removal of the existing services and the installation of one new larger metered water service.
- (b) The developer's consulting engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for commercial zoning is 150l/s and is available at the site. If it is determined that upgrades to any other existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- (c) An approved backflow protection device must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.

A water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from

the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost

### **3. Sanitary Sewer**

The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service

### **4. Road Improvements**

The driveway letdown on Ellis St. is to be removed and replaced with barrier curb and sidewalk. This work can be done under a third party work order by City Crews. Contact Mike Thomas at Infrastructure Delivery 250-469-8797 for a quote.

### **5. Design and Construction**

- (a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- (b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- (c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- (d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.

Before any construction related to the requirements of this application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

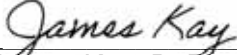
### **6. Servicing Agreements for Works and Services**

- (a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- (b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

### **7. Charges and Fees**

Fees per the "Development Application Fees Bylaw" include:

- (i) Engineering and Inspection Fee: 3.5% of construction value (plus GST).

  
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James Kay, P. Eng.  
Development Engineering Manager

JA

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City of  
**Kelowna**  
COMMUNITY PLANNING

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## Applicant Rationale

With the OK Builder's Supply Centre closing down, the owner has lost their anchor (and only) tenant for that building. With several residential towers being built within 1-2 blocks, they are recognizing that the area is transforming and that there is now critical mass to support commercial development in the area (which is consistent with the OCP Land Use Designation). As of right now, the owner would like to utilize the existing building for a deli restaurant, and perhaps a boutique grocery store with a couple of other small commercial CRUs. The owner doesn't have any tenants lined up yet, so the City could expect to see form/character DP applications in the short term future as needed once tenants are secured and their needs are understood. Same goes for building permits.

In the longer term future, the owner may look to redevelop the overall site as a higher density mixed use project, hence the request for C7 vs something like C4. Both zones are consistent with the OCP Land Use Designation, but zoning C7 now will save the owner and the City having to complete 2 zoning processes.